

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, August 11, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call
  4. Swear in Staff
  5. Correspondence
  6. Old Business:
    - Case: P03-176 Administrative Amendment
    - Applicant: WHO Lands & Development LLC
    - Attorney: William Sala, Esq.
    - Address: 99 Montgomery Street
    - Block: 102 Lot: 69A, 67A
    - Zone: Historic Paulus Hook
    - Description: Construction, rehabilitation and restoration of an existing building for a 16 unit condominium with ground floor commercial space and accessory parking originally approved May 18, 2004.
    - Amendment: to create two smaller units from one large unit increasing the number of condominiums to 17.
  7. New Business
  8. Case: P09-034 Preliminary & Final Major Site Plan
    - Applicant: Best Buy Stores LP
    - Review Planner: Kristin Russell
    - Attorney: Charles Harrington
    - Address: 125 Eighteenth St.
    - Block: 20 Lot: 4.01
    - Zone: Newport Redevelopment Area
    - Description: Signage
  9. Case: P09-023 Preliminary and Final Major Site Plan with variances
    - Applicant: Chosen Estates, LLC
    - Attorney: Charles Harrington, III Esq.
    - Review Planner: Maryann Bucci-Carter, Sandra Sung
    - Address: 298-300 Magnolia Avenue
    - Block: 1862 Lot: 32 & 33
    - Zone: Office Residential
    - Description: Construction of a five story building containing 15 residential dwelling units and 5 on-site parking spaces
    - Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
- Carried from July 21, 2009 meeting.**
10. Certification of Artists as recommended by the Jersey City Artist Certification Board
  11. Memorialization of Resolutions
  12. Executive Session, as needed, to discuss litigation, personnel or other matters
  13. Adjournment

**MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD**